

Section 5

Inventory of Lands of Conservation and Recreation Interest

5 - INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Arlington's open space is a diverse combination of historical, natural and recreational areas. This section discusses the most significant privately and publicly owned open space parcels and provides a listing in table format of these and many other parcels.

A. Brief History of Arlington's Open Space

Arlington's open space is a precious and limited resource that has been difficult to acquire and maintain. Much of the inventory that exists along the Mill Brook, for example, was reclaimed from abandoned millponds, dumping areas or fallow marshes. The Marquis/Minuteman Bikeway now rests on what was once a railroad corridor. This rail/trail conversion took almost 20 years to complete after its original conception in the early 1970s and was dedicated in 1992. Today, thousands of people use the bikeway, which connects many of the Town's open and historical spaces, for both recreation and commuting.

Previous Open Space Studies

Charles Eliot's 1926 Town Plan provided a thoughtful blueprint for preserving open space as a cohesive and important element of the Town's layout. Some of Eliot's ideas from 1926 have lived on in subsequent open space plans of 1972 and 1979, but many of his ideas have not been realized, and those opportunities are now lost. Included in his plans was a linear park along Mill Brook and a Town Center park. Eliot also suggested offering the public complete access to Town bodies of water.

More recent open space plans have identified a deficiency in the amount of open space land in Arlington. The 1972 *Open Space Study* by Dober and Associates identified a deficiency of 135 acres and suggested that the Town acquire and maintain a minimum of 65 acres. A 1979 study by Miriam DeLehrer identified a deficit of 250 acres by the regional standard set by the Metropolitan Area Planning Council. (The reason for the open space deficit discrepancy between the 1972 and 1979 studies is that the 1972 plan included the areas of Spy Pond and Mystic Lakes, which the 1979 report did not include because of their limited public access.)

Open space has been and will likely continue to be a concern for the Town of Arlington. The following statement from the Board of Selectmen (issued in 1972 and quoted by the Arlington Conservation Commission in an *Arlington Advocate*

Letter to the Editor, 1987, 8) succinctly demonstrates the need for Arlington to preserve and protect its existing open space:

We have watched the inexorable and continuing encroachment on the few remaining natural areas, the persistent and unimaginative building on every last square inch of open space and the severe stresses placed on our various community services whether we talk of schools, traffic patterns, recreational facilities, parking or library services as more and more people are crowded into these 5.5 densely packed square miles.

The 1996 Open Space and Recreation Plan was the most comprehensive analysis and documentation of open space and recreation lands in Arlington until this update and review in 2001-2002.

Protected Lands

State-owned lands in the Town of Arlington fall into several categories. Arlington no longer has any lands in forestry, agriculture and horticultural uses, so the Town has not been able to avail itself of programs designed for their legal protection (i.e., Chapter 61, 61A or 61B). State-owned, Metropolitan District Commission (MDC)-managed land exists in part of the Alewife Reservation, as well as in scattered parcels within the Town, including the Veterans Memorial ice skating rink, Medford Boat Club, and Parallel Park. Mass. Department of Public Works (DPW) and Massachusetts Water Resources Authority (MWRA) also manage a number of parcels, as noted in the table at the end of this section. These state-managed parcels receive protection as Article 97 lands, as designated under the Articles of Amendment to the State Constitution.

The protection offered to Article 97 lands is that a two-thirds vote of the local governing body (i.e., Town Meeting) as well as a two-thirds vote of the State legislature is required to transfer designated park or conservation lands to another purpose. A number of municipal properties under the jurisdiction of the Town's Park and Recreation Department or the Conservation Commission also receive Article 97 protection, as listed in the accompanying table.

Arlington has one lot protected under a state-approved Conservation Restriction. It is a small lot of 6,403 sq. ft. on Brantwood Road that was placed under the auspices of the Conservation Commission in 1974 "to keep this lot, one of the last unbuilt upon lots in the neighborhood, in its open and natural state." The Arlington Land Trust was formed in 2000 to educate property owners about various land conservation options. Land Trust members are in active negotiations with several landowners interested in protecting their small lots, but to date no additional restrictions have been completed.

Local Town bylaws add another level of protection in Arlington's efforts to preserve our recreational and undeveloped areas. The 2001 Town Meeting created an Open Space Zoning District (OS) to further protect specific recreational land and undeveloped public land. Arlington's Town-owned open spaces have been placed under the jurisdiction of a Town department or commission most appropriate for the designated use of the land. The Conservation Commission, Park and Recreation Commission, Board of Selectmen, School Department or other Town entity thus serves as the steward of the lands under their jurisdiction. Any subsequent disposition of these properties must be brought before Town Meeting for a public hearing and approval. Similarly, a change in zoning designation would require Town Meeting approval. Additionally, all changes of outdoor use or new development for outdoor use require an Environmental Design Review by the Arlington Redevelopment Board (Zoning Bylaw, Article 11.06).

B. Arlington's Open Space—Major Parcels

The narratives on the following pages briefly describe Arlington's largest and most noteworthy open spaces, including a brief history of the parcel and its conservation and/or recreational use. All public and private open space and recreation sites are listed in the inventory tables in this section. See Appendix N for an inventory of all open spaces in the Town.

Arlington Reservoir



Created in the early 1870s to supply Arlington's municipal water system, the Arlington Reservoir has not been used for public drinking water since the Town joined the Massachusetts Water Resources Authority (MWRA) in 1899, yet the name "reservoir" remains in use. It is a 65-acre man-made recreational and flood-control pond on the Arlington/Lexington border in the northwestern section of Town. Less than half of the open water is in Arlington, yet the Town owns and manages the entire perimeter. Its primary source is Munroe Brook whose watershed includes Reed's Brook and Arlington's Great Meadows (located in Lexington). The Reservoir has a mile-long wooded walking trail around its circumference that is open to the public. At different times throughout the year, the Reservoir is a recreational resource for walking, birding, jogging, and cross-country skiing. The Reservoir provides a diverse habitat for wildlife, and some 130 species of birds have been sighted there.

In 1935, the Arlington Board of Park Commissioners engaged the national Works Progress Administration (WPA) to develop a sandy beach on the Reservoir's eastern shore. The Town significantly improved this beach in the late 1970s, adding filters and an embankment to separate the swimming area from the rest of the Reservoir. A ramp now makes the Reservoir beach and swimming area accessible for people with disabilities. Arlington residents as well as residents from surrounding communities use the Reservoir for supervised swimming in the summer.

The earthen dam around the southern edge of the Reservoir is some 600 yards long and as high as 14 feet, although the water level is kept much lower than the top of the dam. The water discharges into Mill Brook through a sluice gate. In 1999, the Massachusetts Department of Environmental Management (DEM) expressed concern about dam safety and recommended that the Town cut down all the trees and shrubs along the dam structure. This situation is currently being studied by consultants hired by the Town, and plans are being developed to address the safety, recreational and wildlife implications of such a major change to the landscape around the Reservoir and the swimming area.

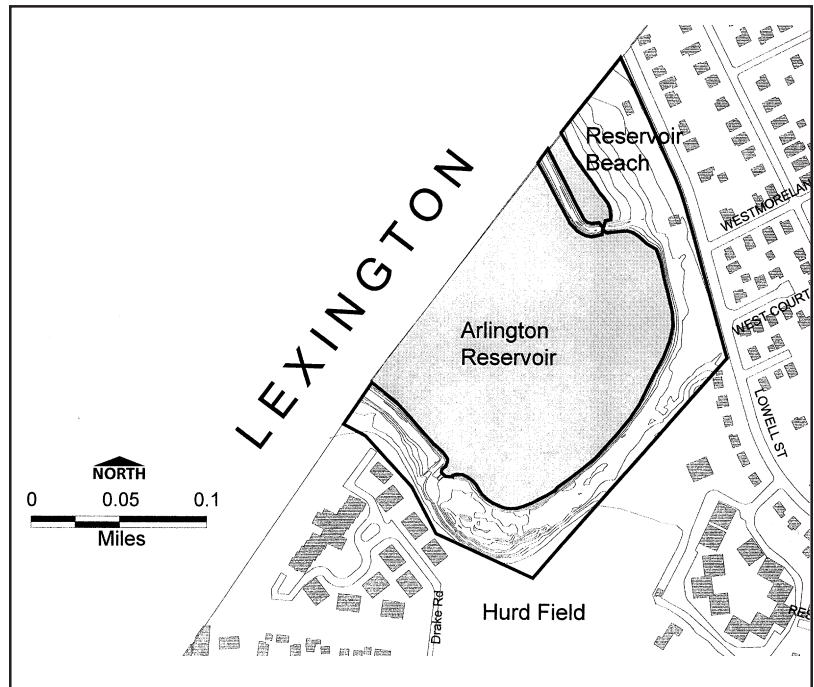
The Reservoir Committee of Vision 2020 Environment Task Group is actively monitoring the area in conjunction with the director of the Department of Public Works, consultants and others to help develop the best overall solution. Another concern is the infestation of water chestnuts, which is being addressed by a harvesting program managed by the Conservation Commission.

The Reservoir Committee maintains a website with both historical and current information:
www.arlington2020.org/reservoir/.

Size: 21.3 acres in Arlington (65 acres total in Arlington and Lexington)

Managing Agency/Owner: Department of Public Works, Park and Recreation Commission/ Town of Arlington

Current Use: Passive and active recreation/Flood control/Conservation



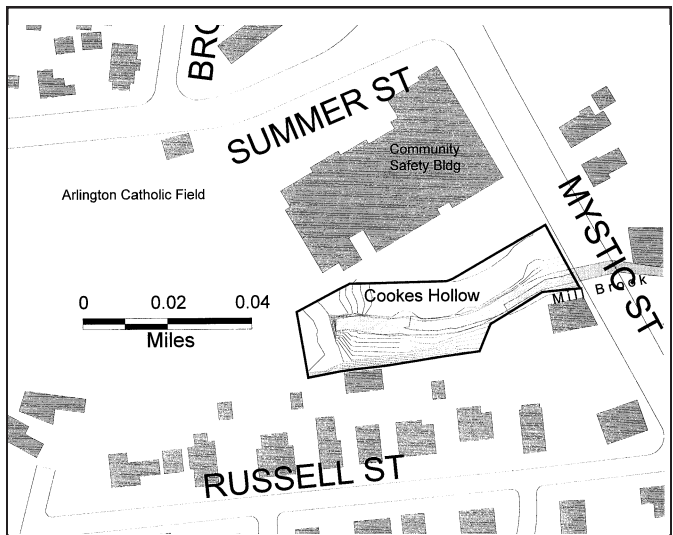
Cooke's Hollow

This parcel is a long, narrow, partially landscaped area adjacent to Mill Brook near Mystic Street. This small park provides scenic vistas and park benches. Arlington acquired Cooke's Hollow from several sources in 1969, and the Arlington Garden Club was instrumental in developing gardens and public access at the site.

Size: .75 acres

Managing Agency/Owner: Conservation Commission/Town of Arlington

Current Use: Passive recreation



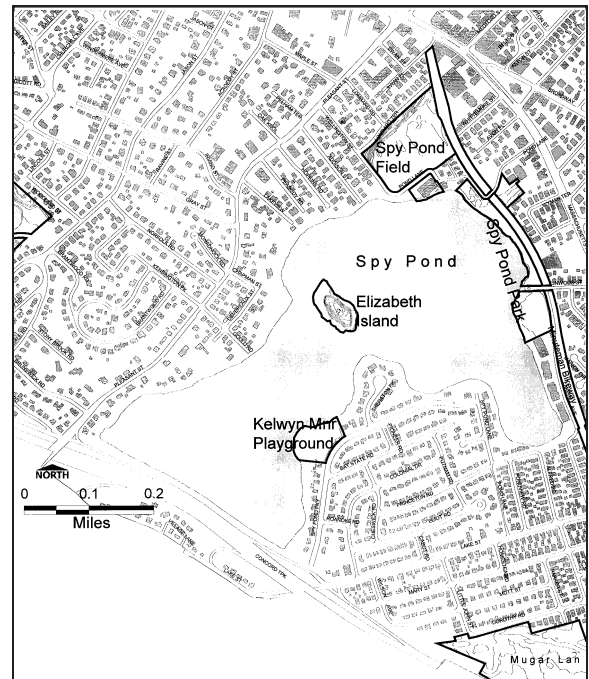
Elizabeth Island

Elizabeth Island is a privately owned, undeveloped, heavily vegetated island in the middle of Spy Pond. Because it is not readily accessible, it provides a nesting habitat for various species of duck, Canada Goose, and Mute Swan. The island is the site of annual Town-sponsored fireworks displays on Town Day weekend each September.

Size: 2 acres

Managing Agency/Owner: Private

Current Use: Undeveloped/Private

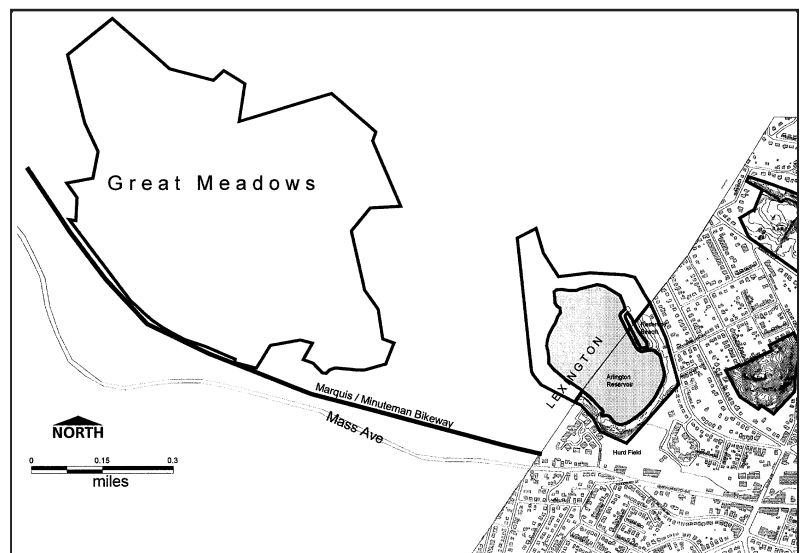


Great Meadows

This is the largest open space resource owned by the Town of Arlington, containing approximately 183 acres of land, but it is located entirely in Lexington. The largest part of the Great Meadows is a flat, marshy plain containing a series of hummocks. Surrounding the plain are wooded uplands criss-crossed by hiking trails. The Minuteman Bikeway forms the southern border and offers the most direct access to the trails. Other borders are mostly residential and there are only a few access points.

More than 50 percent of the site is certified vegetative wetland. The Lexington zoning bylaw protects the wetlands in Great Meadows by zoning them as Wetland Protection District (WPD). The Lexington

Conservation Commission and various citizen groups have taken an active role in assuring that the Great Meadows remain in its natural state. A consultant was hired by the Arlington Conservation Commission in 1999 to prepare an inventory of the natural resources of this area, along with some management recommendations. The final report was published in 2001 and plans are underway to form a Friends of Great Meadows organizations of Arlington and Lexington residents to serve as stewards of the property.



Great Meadows

Size: 183.3 acres (entirely in Lexington)

Managing Agency/Owner:

Department of Public Works/Town of Arlington Board of Selectmen

Current Use: Conservation/Passive recreation



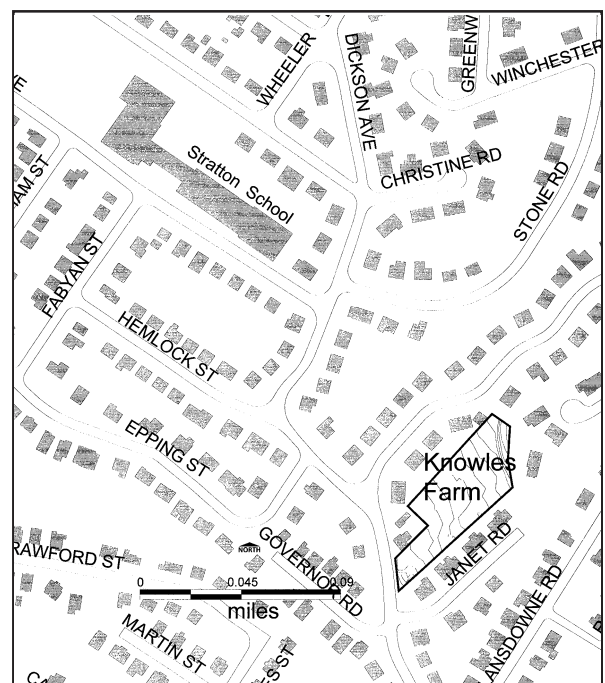
Knowles Farm

This property was Arlington's last active family farm, until approximately 1989. Prior to extensive residential development in the mid-twentieth century, the Town hosted more than 60 small and mid-sized truck farms serving the Greater Boston region. Some citizens have suggested that the site and its 1848 historic farmhouse could be preserved as a charitable organization providing educational opportunities for students and community residents, and supplying food for Arlington's Food Pantry and other organizations.

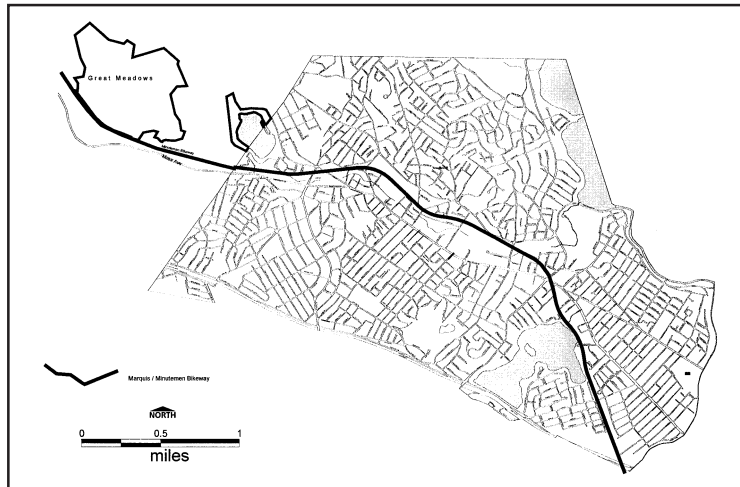
Size: 1.2 acres

Managing Agency/Owner: Private

Current Use: Private



Donald R. Marquis/Minuteman Bikeway



The Minuteman Bikeway, a converted Boston and Maine Railroad corridor, was completed in 1992 after more than 20 years of planning and construction. Nearly 11 miles long, it begins in Cambridge (at the Arlington border near the Alewife MBTA Station), passes through Arlington and Lexington, and ends outside of Bedford Center. (See Appendix F) In 2000 the approximately three-mile section that passes through the entire length of Arlington was renamed the Donald R. Marquis/Minuteman Bikeway in recognition of the former Town Manager who served Arlington for more than 34 years and was a strong supporter of the Bikeway.



The bikeway travels through commercial, industrial and residential areas and open spaces. In addition to being a popular commuter bike route (with one endpoint near the Alewife MBTA Station in Cambridge), the bikeway is a linear park that connects significant historical sites and attractions as well as many conservation areas and park lands in Arlington, Lexington and Bedford. In 2001, eight educational signs were placed along the Arlington section of the Bikeway to inform users about the historical and cultural highlights.

In 2000 Town Meeting voted to amend the zoning bylaw on transportation districts to ensure additional protection of the bikeway from encroachment by abutters. The Town also decided to lease a right-of-way parallel to the bikeway to Metromedia Fiber Networks for a conduit containing fiber optics cables. In March 2001, major flooding damaged about a mile stretch of the bikeway in Arlington Heights because of overflows from Mill Brook. Metromedia contributed funds to the Town for bikeway improvements.

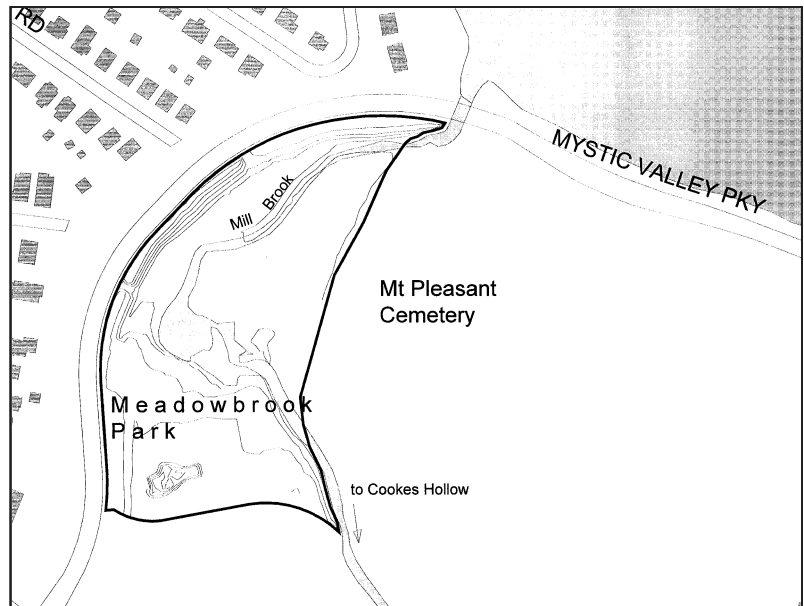
Size: 30.1 acres

Managing Agency/Owner: Towns of Arlington, Lexington, and Bedford/ MBTA

Current Use: Recreation/Transportation

Meadowbrook Park

This parcel, which is mostly wetlands, is located adjacent to Mt. Pleasant Cemetery. The park is at the delta of the Mill Brook where it opens to the Lower Mystic Lake. The Conservation Commission managed an environmentally sensitive landscaping project to create a better wildlife habitat and make the area more accessible for walking and bird watching. The banks were stabilized and a deep marsh was dug, while protecting the integrity of the wetland area. Invasive reeds were removed in the fall of 2000 and native wetland and aquatic plants were planted around the marshes during the spring 2001.



Size: 17.3 acres

Managing Agency/Owner: Conservation Commission/Town of Arlington

Current Use: Conservation



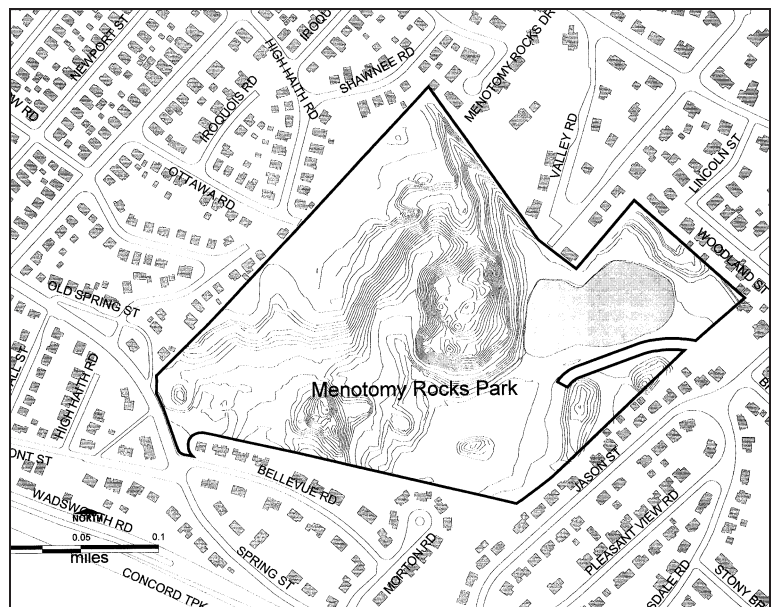
Menotomy Rocks Park

This Town park, established in 1896, is a blend of human-made areas (Hill's Pond, fields and playground) and natural features (wooded and rocky sections). After a major dredging project in 1993, the Friends of Menotomy Rocks Park was formed to assist the Town with ongoing stewardship of the park. Working with the Town, the Friends group has rebuilt a playground in the woods, initiated a memorial bench program and monitored the pond water. The Friends have also helped secure funds to rebuild a crumbling pond wall originally built in the 1930s and to eradicate the invasive weeds that appeared unexpectedly after the dredging. The park is used for walking, jogging, ice skating, fishing, the annual "Spooky Walk" at Halloween, Earth Day activities and other education and cultural events.

Size: 35.1 acres

Managing Agency/Owner: Park and Recreation Commission /Town of Arlington

Current Use: Recreation/Conservation



Mount Gilboa

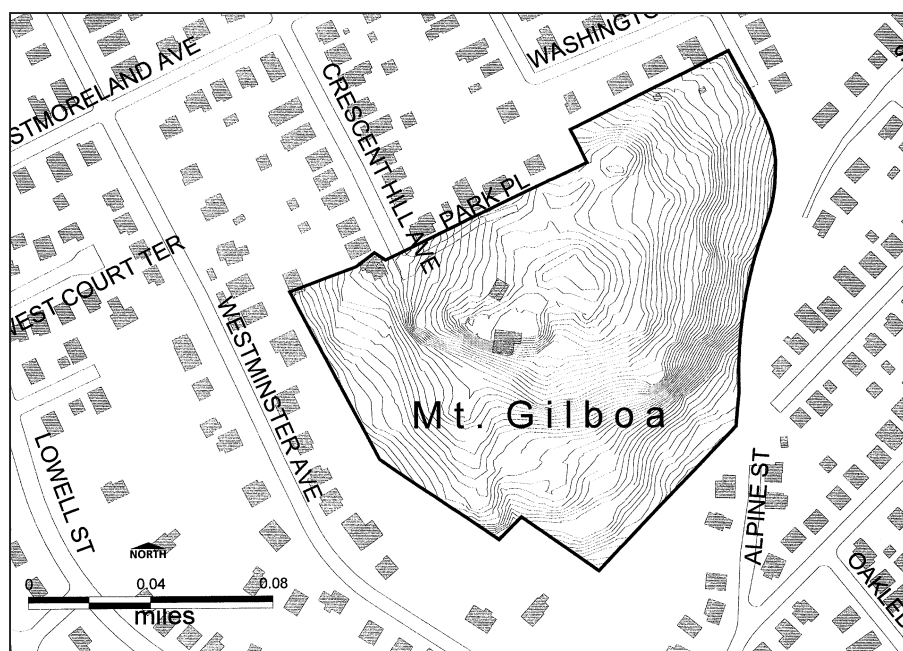
Comprising 10 acres in northwest Arlington, Mount Gilboa is a tall, tree-covered hill with a single house on top. This house belongs to the Conservation Commission and is rented by the Town. Trails through the surrounding woods are used for walking and bird watching.



Size: 10 Acres

Managing Agency/Owner: Conservation Commission/Town of Arlington

Current Use: Passive recreation/Conservation



Mugar Land

The 17-acre Mugar parcel in East Arlington is the last large privately owned but undeveloped tract of land in the Town. It is adjacent to residential neighborhoods and heavily used soccer fields at Thorndike Field and is bordered in part by Route 2. It is part of the Alewife Reservation, a mixed conservation and developed area in parts of North Cambridge, Belmont and Arlington.

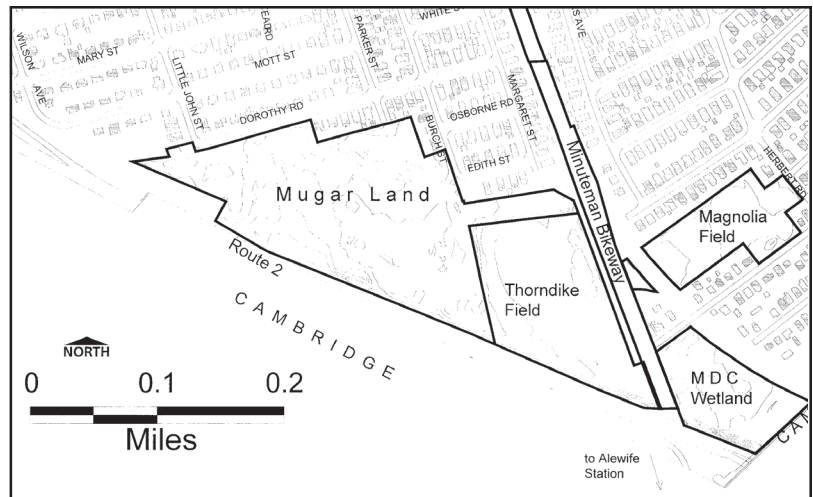
The Mugar property has been extensively altered and filled, but still has significant wetlands and is highly susceptible to flooding. It has been the subject of repeated yet unsuccessful development proposals for more than 50 years. Serious limitations to its development potential include the lack of legal access from

Route 2 and the history of flooding problems. In early 2000, the Town learned that the Mugar family again was proposing to seek permits to build a commercial complex and extensive parking on the property. In response, concerned citizens from throughout the Town began exploring various ways to acquire the property in order to preserve it as undeveloped open space accessible to all Town residents. In 2000 Town Meeting voted to acquire the property as open space, and negotiations are continuing with the owners. At the same time, the Mugar family have contracted with consultants to conduct hydrological and other studies in order to meet the requirements of a full Environmental Impact Review as ordered by the state Executive Office of Environmental Affairs.

Size: 16.8 acres

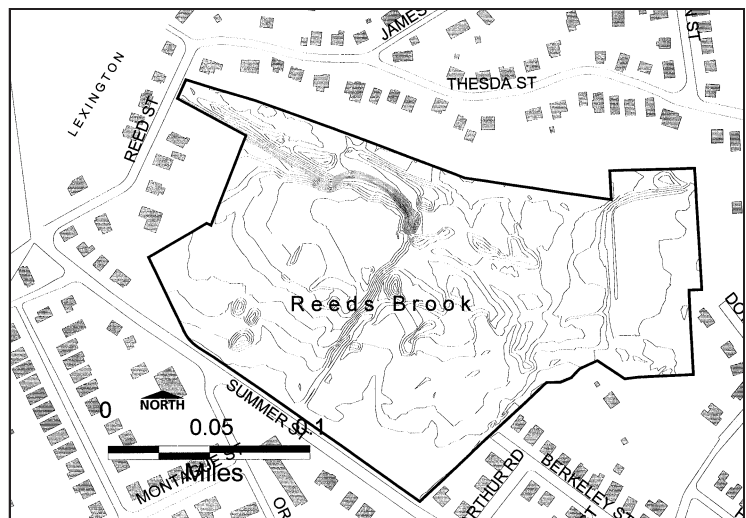
Managing Agency/Owner: Private

Current Use: Undeveloped



Reed's Brook

Arlington reacquired this 20-acre site from the Federal Deposit Insurance Corporation in March 1995. Before 1959, Reed's Brook was agricultural land, and from 1959 to 1969 Arlington operated a landfill in this area. The Town closed the land pursuant to Massachusetts Department of Environmental Protection policies and regulations while planning for its restoration and reuse. The Reed's Brook site is complicated by the fact that the brook runs through the site and eventually flows into the Arlington Reservoir and then to the Mill Brook. The brook was once enclosed in a culvert, but part of the culvert collapsed and has since been excavated to alleviate a flooding problem that affects the adjacent residential neighborhood.



As a result of many studies, the Arlington Redevelopment Board determined that the site was most valuable to the Town as open space and recommended to the 1997 Town Meeting that the land be developed for conservation and recreation use. Town Meeting appropriated \$5.8 million to address the flooding problems, properly close the landfill and develop new open space uses. The plan proposes to completely replace the storm drain system, create a permanent retention pond and new wetland areas to serve as wildlife habitat, prevent exposure to landfill materials, construct two soccer fields and one baseball field, many trails, picnic areas, tot lots, and totally mitigate any existing environmental issues. Pending final permits from the State and the Corps of Engineers, construction at Reed's Brook should begin in 2002 and be completed in 2005 (See Appendix O).

Size: 20.3 acres

Managing Agency/Owner: Arlington Redevelopment Board/Town of Arlington

Current Use: Vacant/Flood Control

Robbins Farm Park

From 1880-1941, at least three generations of the Robbins family farmed this land in Arlington Heights, and historical records cite a Robbins family farming the site during the Revolutionary War. In December 1941, Town Meeting voted to acquire the land by eminent domain, at a price of \$33,800.



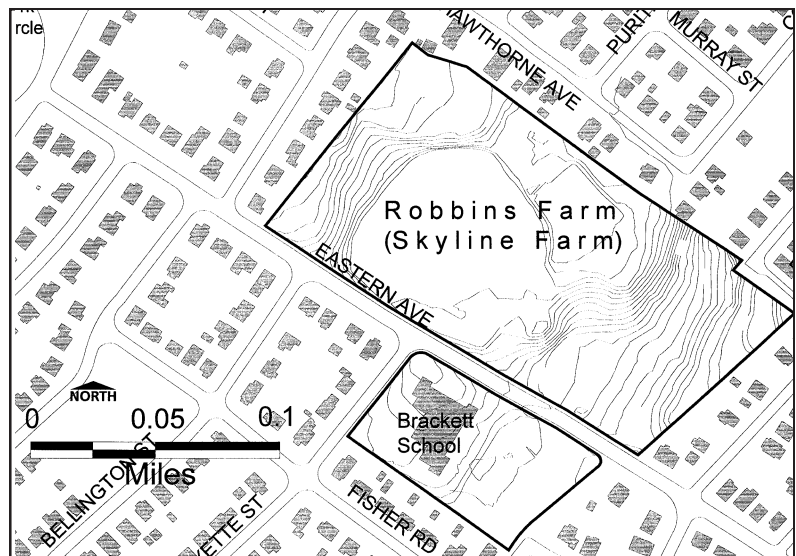
Robbins Farm and the Skyline Park Playground are now used for active recreation in both the summer and winter. The site includes a large playground and picnic area, a basketball court, baseball and soccer fields, tennis courts, and steep hills favored for sledding. The spectacular view of the Boston skyline from many vantage points around the park draws thousands of people to view the Fourth of July fireworks in Boston (McLaughlin 1994). On July 4, 2000, more than 3,500 people of all ages watched the fireworks live and on a video screen installed to present the entire broadcast.

The Park and Recreation Commission is working with the Friends of Robbins Farm Park to develop a master plan for the site. Students from the Radcliffe Seminar program in landscape design prepared initial concept plans in 1999-2000. Using ideas from those students, a final master plan and cost estimates for the entire site have been prepared and a landscape architecture firm has been commissioned. It is anticipated that funding and implementation of improvements will take several years.

Size: 11.1 acres

Managing Agency/Owner: Park and Recreation Commission/Town of Arlington

Current Use: Passive and Active Recreation



Spy Pond

At 100 acres, Spy Pond is the largest body of water located entirely within Arlington. Spy Pond is located near the Town Center, and is adjacent to Route 2 and close to the MDC Alewife Reservation. Spy Pond is a “great pond,” meaning it is a naturally occurring body of water 10 acres or greater in size. The pond was formed by a gigantic block of ice that broke away from the glacier leaving a “kettle hole” filled with glacial waters. Today, the source of the water in Spy Pond is groundwater and runoff, primarily storm water drainage from the surrounding densely populated residential areas: no river or brook feeds it.





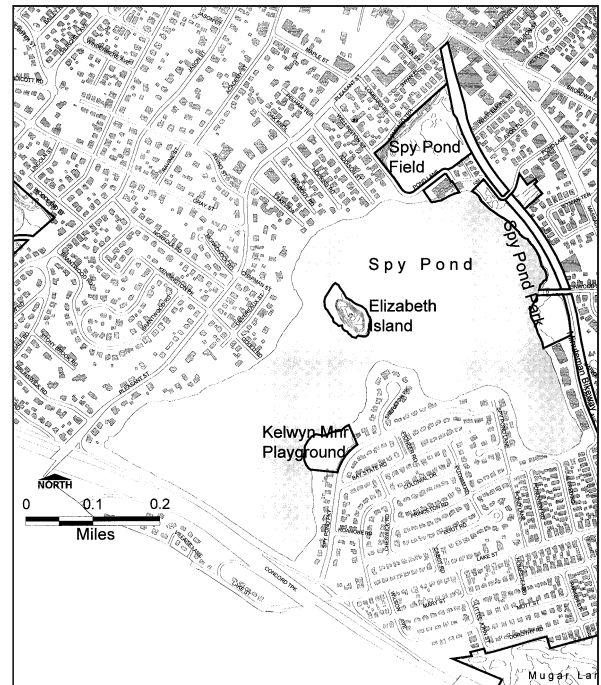
Historic Spy Pond is a beautiful and precious community resource, although access is limited because much of the shoreline is private property. Walking, boating, bird watching, fishing and ice skating are popular pastimes, and many citizens, especially families with young children, enjoy Spy Pond Park and play area on Spy Pond's shore near the Boys and Girls Club. The playground was renovated several years ago, and in 1999 the Park and Recreation Commission engaged a landscape

architect to prepare a feasibility study for renovations and improvements to the park and nearby shoreline. The Town's Vision 2020 Spy Pond Committee and the Friends of Spy Pond Park are actively involved in stewardship and planning for pond and park improvements, including weed control treatments.

Size: 100 acres (pond) and 15 acres (park and fields)

Managing Agency/Owner: Department of Public Works/Park and Recreation Commission/Town of Arlington

Current Use: Recreation/Conservation/Flood Control



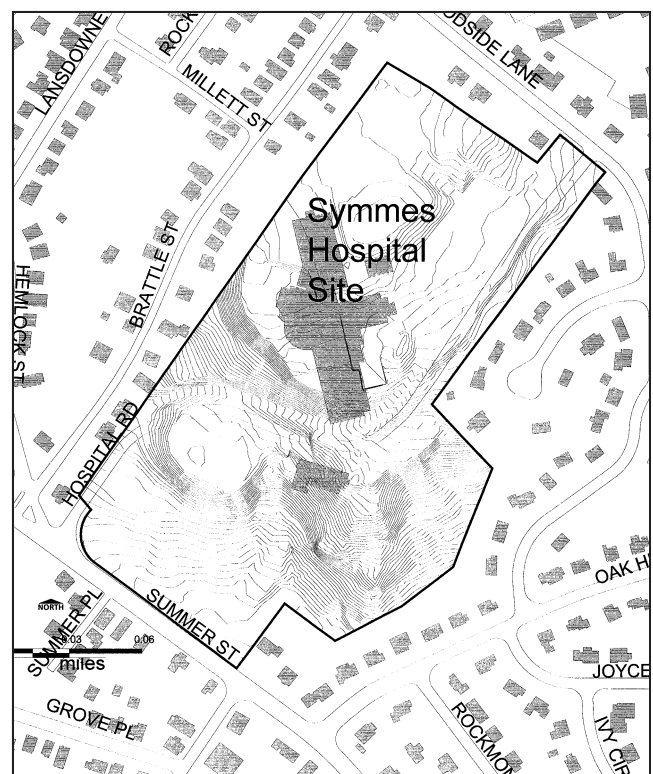
Symmes Property

On March 31, 2001, by a margin of 64 to 36 percent, Arlington voters approved a debt exclusion to allow the Town to acquire the entire 18-acre Symmes property from current owners, Lahey and HealthSouth. The purchase and sale was completed in April 2002. The site includes a former hospital (now about one-third occupied by medical offices), a vacant former nurse's residence, several acres of parking lots, and about nine acres of undeveloped land, mostly steep wooded slopes. Various Town boards, commissions and individuals have begun a long public process of determining a balanced mixed-use redevelopment plan to benefit the entire community. Some expected components of the plan are medical offices, other commercial offices, market-rate and affordable housing, protection of most of the existing open space, and other public uses.

Size: 18 acres

Managing Agency/Owner: Arlington Redevelopment Board/Town of Arlington

Current Use: Medical Office Building/Vacant Land



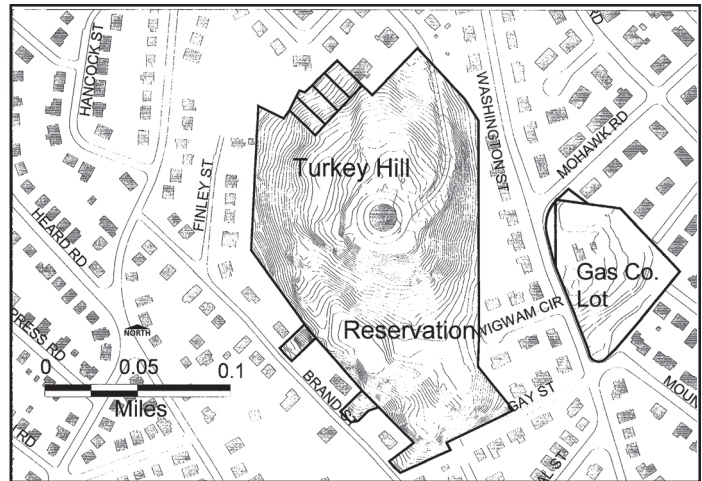
Turkey Hill Reservation

Turkey Hill Reservation contains the Turkey Hill water tower and land immediately surrounding it, which are owned by the MWRA. The Park and Recreation Department has jurisdiction over the land below the water tower. This area is heavily wooded, with trails running throughout. Many foot paths lead to the property, and one main access road is at Dodge Street.

Size: 11.9 acres

Managing Agency/Owner: Park and Recreation Commission/MWRA

Current Use: Recreation/Conservation



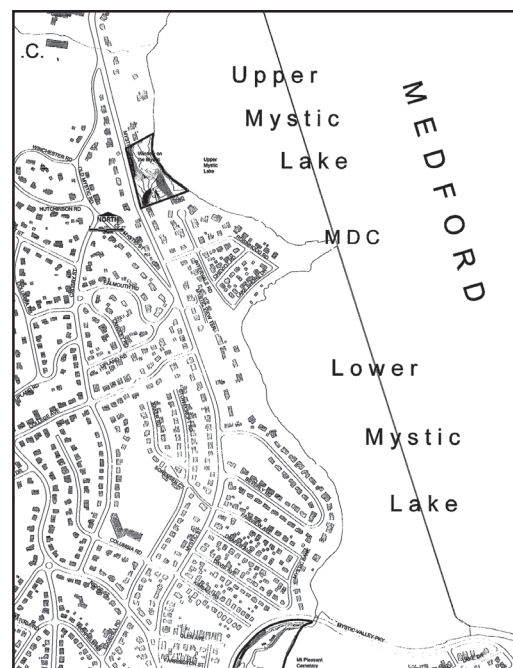
Upper and Lower Mystic Lakes

The Upper Mystic and the Lower Mystic Lakes are glacial lakes that straddle the boundaries of Arlington, Winchester and Medford. While there is ample access along the northern shore in Medford and Winchester from Mystic Valley Parkway, most of the shoreline in Arlington abuts roadways or privately held land with developed house lots. An exception is a three-acre wooded, waterfront conservation land on Upper Mystic Lake on Mystic Street (Route 3A) near the Winchester town line, known as Window-On-The-Mystic.

Size: 99 acres

Managing Agency/Owner: MDC/Commonwealth of MA

Current Use: Recreation/Conservation



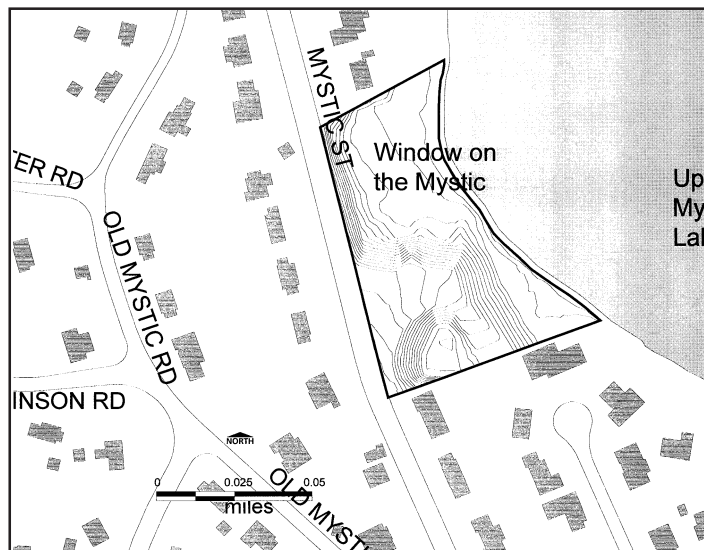
Window-On-The-Mystic

The Window-On-The-Mystic is a three-acre waterfront parcel on the Upper Mystic Lake; it offers views of the Mystic Lakes and is also the primary public access point for the Upper Mystic Lake. Arlington purchased this parcel in 1975 from private owners. Federal Community Development Block Grant Funds and the Massachusetts Department of Natural Resources provided partial funding for this purchase. The land is under the jurisdiction of the Arlington Conservation Commission.

Size: 3 acres

Managing Agency/Owner: Conservation Commission/Town of Arlington

Current Use: Conservation/Passive Recreation



C. Open Space Inventory Tables

The following tables detail Arlington's publicly and privately owned open space and recreation parcels over 10,000 square feet or otherwise of significant value. These tables were prepared by the Department of Planning and Community Development and have been updated as of December 2002. The Open Space Inventory table column headings are described here briefly:

Property: Name of the open space site

Now Zoned: Indicates how the site is currently zoned by the Town

List of Zoning Classes, Codes and Brief Description:

<i>Full name</i>	<i>Class</i>	<i>Code</i>	<i>Description</i>
Residence 0	Residential	R0	Large lot, single-family residential
Residence 1	Residential	R1	Single-family residential
Residence 2	Residential	R2	Two-family residential
Business 3	Business	B3	Major business district
Business 5	Business	B5	Central business district
Hospital	Hospital	H	Hospital district
Planned Unit	Planned Unit	PUD	Large-scale, multi-use development district
Development	Development		
Industrial	Industrial	I	Industrial district— manufacturing, assembly, etc.
Open Space	Open Space	OS	Undeveloped and recreation land

Sq. Ft./Acres: Details the site's square footage and acreage

Location: Names the major street(s) nearest the parcel

Map Locus: Corresponds with the number on the Open Space maps developed by the Department of Planning and Community Development; these maps follow the tables.

Manager/Owner: Names the agency (or agencies) charged with managing the property and the owner of the property (note: ARB = Arlington Redevelopment Board)

Current Use: Lists the most common or major uses of the site

Condition: A general description of the maintenance/usability of the site

ADA Self-Evaluation: Notes the year of evaluation by the Conservation Commission or Park and Recreation Department of properties within their jurisdictions, for accessibility and services for disabled; reports are on record with the organization having management jurisdiction.

Reasonable Accommodation: Based on the ADA Self-Evaluation, notes in what manner the site is accessible for the disabled. (See Appendix H.)

Protection Status: Notes Article 97 protection, as well as the types of grants received for purchase or improvement of site.

Structures: Identifies buildings and other structures on the site.

Comments/Proposed Renovations: Includes additional information about the site, such as any changes in status currently underway and proposed capital improvements, the names of active volunteer citizens groups, and further clarifying descriptions.

NOTE: Other information requested in the state guidelines for this table that is not listed in special columns addresses “Public Access” and “Recreation Potential.” All publicly owned lands in Arlington are accessible to the public. The ADA Self-Evaluation column indicates when certain properties were evaluated and the column on “Reasonable Accommodation” indicates their accessibility. Comments on recreation potential are included under “Current Use” or “Comments/Proposed Renovation.”

Inventory of Open Space in Arlington and Its Uses

(publicly held property)

Compiled Fall 2000; Updated Fall 2002

Property (Public)	Now Zoned	Sq. ft./ Acres	Location	Map Locus	Manager/ Owner	Current Use	Condition
Great Meadows	RM, RO, WPD	7,971,480/ 183.3A	Mass. Ave. and Maple St. in Lexington	1	Dept. Public Works/ Town of Arlington	Conservation	Good - undeveloped, natural open space
Mt. Pleasant Cemetery	R1	1,568,160/ 36.1A	Medford St.	2	Cemetery Comm./ Town of Arlington	Cemetery	Good
Menotomy Rocks Park	OS	1,525,634/ 35.1A	Jason St.	3	Park and Rec. Comm./ Town of Arlington	Recreation/ Conservation	Good
Alewife Brook and Mystic Lakes Reservation	OS	1,393,920/ 32.1A	Alewife Brook and Mystic Valley Parkways	4	MDC/ Commonwealth of Mass.	Passive Recreation/ Conservation	Fair
Minuteman Bikeway	OS	1,306,800/ 30.1A		5	Towns of Arlington, Lexington, Bedford/ MBTA	Recreation/ Transportation	Good
Arlington Reservoir	OS	925,214/ 21.3A in Arlington	Lowell St.	6	Park and Rec. Comm., Dept. Public Works/ Town of Arlington	Recreation/ Conservation	Good - sanded beach, parking area, walking trail
Arlington High School	R1	906,077/ 20.8A	Mass. Ave.	7	School Dept./ Park and Rec. Comm.	Education/ Recreation	Good
Reed's Brook	OS	881,384/ 20.3A	Summer St.	8	ARB/ Town of Arlington	Flood Control/ Conservation/ Recreation	Under development
Spy Pond Park and Fields	OS	654,322/ 15.0A	Pond Lane, Wellington St.	9	Park and Rec. Comm./ Town of Arlington	Recreation	Good

Inventory of Open Space in Arlington and Its Uses
(publicly held property)
Compiled Fall 2000; Updated Fall 2002

Property (Public)	ADA Self- Eval.	Reasonable Accom.	Protection (Grant, Art. 97,	Structures	Comments/Proposed Renovations
Great Meadows					Protected wetlands (WPD= wetland protection district per Town of Lexington Zoning Bylaws)
Mt. Pleasant Cemetery				Maintenance, Chapel	
Menotomy Rocks Park	Fall, 2002		Land and Water; Hill's Pond-Clean Lakes and Ponds; Art. 97		
Alewife Brook and Mystic Lakes Reservation			Art. 97		Forms eastern border of town; MDC proposed Alewife Reservation Master Plan in 2002
Minuteman Bikeway			Self-Help; Urban Self-Help; Land and Water		Former Bedford Branch RR; runs full length of the town from Cambridge to Lexington; Arlington section resurfaced 2002
Arlington Reservoir	Fall, 2002	accessible tot lot; learn-to-swim program; parking; site access; path of travel; entrance, stairs, doors, restrooms	Land and Water	Maintenance, Snack bar, Restrooms	Vision 2020 Reservoir Committee; Aquatic weed harvesting completed in 2001 and 2002, and proposed for 2003; Reservoir dam repair proposed for 2004
Arlington High School	Fall, 2002	parking, site access		Service shed, school	Playing fields, bleachers; Environmental Remediation scheduled for 2004
Reed's Brook	To follow - on completion	planned			Under development for recreation and conservation; expected completion 2003
Spy Pond Park and Fields	Fall, 2002	parking, site access, slopes, paths	CDBG; Land and Water; DEM Lakes and Pond Restoration; Art. 97	Tennis Courts	Friends of Spy Pond Park; Vision 2020 Spy Pond Committee; Shore repair and renovations in 2003-2005

Inventory of Open Space in Arlington and Its Uses

(publicly held property)

Compiled Fall 2000; Updated Fall 2002

Property (Public)	Now Zoned	Sq. ft./ Acres	Location	Map Locus	Manager/ Owner	Current Use	Condition
Crusher Lot and Ottoson Middle School	R1	260,250/ 6.0A	Gray St.	10	Park and Rec. Comm., School Dept. / Town of Arlington	Education/ Conservation	Good
Summer St. Recreation Area, Hill's Hill	OS	551,479/ 12.7A	Summer St.	11	Park and Rec. Comm./ Town of Arlington	Recreation/ Conservation	Good
Turkey Hill	OS	515,825/ 11.9A	Brand St.	12	Park and Rec. and Conserv. Comm./ MWRA	Recreation/ Conservation	Fair
Robbins Farm, Skyline Park and Playground	OS	481,077/ 11.1A	Eastern Ave.	13	Park and Rec. Comm./ Town of Arlington	Recreation	Good- Excellent
Mt. Gilboa	OS	457,129/ 10.5A	Crescent Hill Ave.	14	Conservation Comm./ Town of Arlington	Conservation/ Passive Recreation	Good
Thorndike Field	OS	433,153/ 10.0A	Thorndike St.	15	Park and Rec. Comm./ Town of Arlington	Recreation	Excellent
Meadow- brook Park	OS	750,786/ 17.3A	Mystic St.	16	Conservation Comm./ Town of Arlington	Conservation	Fair-Good natural open space
Thompson School, North Union Playground	R1/OS	216,000/ 5.0A	North Union St.	17	Park and Rec. Comm./ Town of Arlington	Recreation/ Education	Good
Hurd Field	OS	267,372/ 6.1A	Lowell St.	18	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Bishop School and Playground/ Field	R1	248,000/ 5.7A	Stowecroft Rd.	19	Park and Rec. Comm. and Sch. Dept./ Town of Arlington	Recreation/ Education	Good

Inventory of Open Space in Arlington and Its Uses

(publicly held property)

Compiled Fall 2000; Updated Fall 2002

Property (Public)	ADA Self-Eval.	Reasonable Accom.	Protection (Grant, Art. 97,	Structures	Comments/Proposed Renovations
Crusher Lot and Ottoson Middle School	Fall, 2002	parking, site access, paths of travel	Crusher Lot-Art. 97	School	
Summer St. Recreation Area, Hill's Hill	Hill's Hill, Buck Field - Fall, 2002	parking, slopes, ramps, site access	Land and Water; Art. 97	Indoor skating rink	Area surrounding Veterans Memorial Skating Rink; Hill's Hill irrigation and drainage project completed 2001; Baseball field renovations completed 2002; Buck Field renovations proposed for 2004; Summer St. Playground renovation proposed for 2006
Turkey Hill	Fall, 2002	semi-primitive trails; site access	Art. 97	Water Tower- MWRA	
Robbins Farm, Skyline Park and Playground	Fall, 2002	parking, site access	Land and Water; Art. 97		Friends of Robbins Farm Park; Master Plan in development; phase I construction to start 2002-2003
Mt. Gilboa			Land and Water; Art. 97	1920s mansion	Mt. Gilboa Neighborhood Association
Thorndike Field	Fall, 2002	parking, slopes, ramps, site access	Art. 97		Renovation completed in Fall 2002
Meadowbrook Park	Evaluated 1995	no accessibility	CDBG; Art. 97		Adjacent to Mt. Pleasant Cemetery; 2001 improve - ments in landscaping and plantings
Thompson School, North Union Playground	Fall, 2002	drop-off, site access, paths of travel	CDBG; Land and Water; Art. 97 - North Union Playground	School	
Hurd Field	Fall, 2002	parking, site access, paths of travel	Art. 97		
Bishop School and Playground/ Field	Fall, 2002	parking, site access, paths of travel	Land and Water	School	Bishop Field renovations planned for 2006

Inventory of Open Space in Arlington and Its Uses
 (publicly held property)
 Compiled Fall 2000; Updated Fall 2002

Property (Public)	Now Zoned	Sq. ft./ Acres	Location	Map Locus	Manager/ Owner	Current Use	Condition
Dallin School and Playground/ Field	R1	231,128/ 5.3A	Florence Ave.	20	Park and Rec. Comm., School Dept., Town of Arlington	Recreation/ Education	Good
Stratton School and Greeley Field	R1/OS	176,620/ 4.1A	Pheasant Ave.	21	Park and Rec. Comm., School Dept./ Town of Arlington	Recreation/ Education	Good
Crosby School and Playground	R1	164,450/ 3.8A	Oxford St.	22	Park and Rec. Comm./ ARB/ Town of Arlington	Recreation/ Education	Good
Poets Corner	OS	163,420/ 3.8A	Wollaston Ave.	23	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Buzzell Field	OS	155,145/ 3.6A	Summer St.	24	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Magnolia St. Playground	OS	141,851/ 3.3A	Magnolia St.	25	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Brackett School	R1	135,297/ 3.1A	Eastern Ave.	26	School Dept./Town of Arlington	Recreation/ Education	Excellent
Window on the Mystic	OS	129,919/ 3.0A	Mystic St.	27	Conservation Comm./ Town of Arlington	Conservation	Good - natural open space
Wellington Park Playground	OS	129,098/ 3.0A	Grove St.	28	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Town Hall Civic Block	R1	118,395/ 2.7A	Mass. Ave./ Academy St.	29	Town of Arlington	Recreation/ Cultural	Good
Gibbs Jr. High School	R1	115,621/ 2.7A	Foster and Tufts Sts.	30	ARB, Park and Rec./ Town of Arlington	Recreation	Good
Hardy School	R1	110,666/ 2.5A	Lake St.	31	School Dept./ Town of Arlington	Recreation	Good

Inventory of Open Space in Arlington and Its Uses

(publicly held property)

Compiled Fall 2000; Updated Fall 2002

Property (Public)	ADA Self-Eval.	Reasonable Accom.	Protection (Grant, Art. 97,	Structures	Comments/Proposed Renovations
Dallin School and Playground/Field	Fall, 2002	parking, site access, paths of travel	CDBG for Tot Lot; Land and Water	School	Tot lot renovations proposed for 2005
Stratton School and Greeley Field	Fall, 2002	parking, site access, path of travel	Land and Water; Greeley Field-Art. 97	School	
Crosby School and Playground	Fall, 2002	parking, site access, path	Land and Water	School (leased) Tennis Courts	Renovations begun 2002
Poets Corner	Fall, 2002	parking, site access, paths of travel	CDBG; Land and Water; Art. 97		
Buzzell Field	Fall, 2002	drop-off, site access	CDBG; Land and Water; Art. 97		Buzzell Field renovations proposed for 2004
Magnolia St. Playground	Fall, 2002	parking and ramps	CDBG; Land and Water; Art. 97		
Brackett School				School	
Window on the Mystic	Evaluated 1995	very limited access	CDBG; Self-Help; Art. 97		
Wellington Park Playground	Fall, 2002	site access, path of travel	Land and Water Conservation Fund; CDBG; Art. 97	Tennis Courts	Renovations proposed for 2006
Town Hall Civic Block			Mass. Preservation Projects Fund	Town Hall, Central School, Whittemore-Robbins House, Memorial Gardens, Library, Cemetery	Restoration work in progress, extending into 2003-2004
Gibbs Jr. High School	Fall, 2002	tot lots, parking, site access, path of travel; entrances, stairs, doors, restroom, floors, fountains, switches		School (leased)	Arts, education and recreational uses
Hardy School			CDBG	School	

Inventory of Open Space in Arlington and Its Uses
(publicly held property)
Compiled Fall 2000; Updated Fall 2002

Property (Public)	Now Zoned	Sq. ft./ Acres	Location	Map Locus	Manager/ Owner	Current Use	Condition
Peirce School	R1	98,010/ 2.3A	Park Ave. Ext.	32	School Dept., Park and Rec. Comm./ Town of Arlington	Recreation/ Education	Under Development
Veterans Memorial Skating Rink	R1	104,544/ 2.4A	Summer St.	33/11	Park and Rec. Comm./ MDC	Recreation/ Parking	Good
Park Circle Water Tower	R1	80,425/ 1.8A	Park Circle	34	Park and Rec. Comm./ Town of Arlington	Recreation	Good
MWRA Pump Station	I	179,144/ 4.1A	Brattle St.	35	MWRA/ Comm. of Mass.	Infrastructure	Good
Thorndike St. Wetlands	OS	74,923/ 1.7A	Thorndike St.	36	MDC/ Comm. of Mass.	Conservation- natural open space	Good
Parallel Park	OS	53,731/ 1.2A	Medford St.	37	MDC/ Comm. of Mass.	Recreation	Excellent
Parmenter School	R1	52,781/ 1.2A	Irving St.	38	Park and Rec./ ARB/ Town of Arlington	Recreation/ Education	Excellent
Mass. DPW site (Route 2)	R1	45,816/ 1.1A	Sylvia St.	39	DPW/ Comm. of Mass.	Infrastructure	Good
Waldo Playground	OS	44,468/ 1.0A	Teel St.	40	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Forest St. Conserva- tion	OS	42,612/ 1.0A	Forest St.	41	Conservation Comm./ Town of Arlington	Conservation	Good - undeveloped open space
Medford Boat Club	R0	41,800/ 1.0A	Robinhood Rd.	42	MDC, Medford Boat Club/ Comm. of Mass.	Recreation	Good
Cooke's Hollow	OS	32,605/ 0.7A	Mystic St.	43	Conservation Comm./ Town of Arlington	Passive Recreation	Fair-small natural open area, steep slopes
Ridge St. Conserva- tion	OS	27,563/ 0.6A	Ridge St.	44	Conservation Comm./ Town of Arlington	Conservation	Good - undeveloped open space

Inventory of Open Space in Arlington and Its Uses
 (publicly held property)
 Compiled Fall 2000; Updated Fall 2002

Property (Public)	ADA Self- Eval.	Reasonable Accom.	Protection (Grant, Art. 97,	Structures	Comments/Proposed Renovations
Peirce School				School	New school and playground scheduled for completion 2002-2003
Veterans Memorial Skating Rink	Fall, 2002	parking, ramps, site access, path of travel, stairs	Art. 97	School	Adjoins Summer St. Recreation Complex (see map site 11)
Park Circle Water Tower	Fall, 2002	site access and path of travel		School	
MWRA Pump Station				School	
Thorndike St. Wetlands			Art. 97		
Parallel Park	Fall, 2002	drop-off and site access	CDBG; Land and Water; Art. 97		Renovation completed in Fall 2001
Parmenter School	Fall, 2002	parking, site access, path of travel		School (leased)	
Mass. DPW site (Route 2)				Maintenance Bldg.	
Waldo Playground	Fall, 2002	drop-off and site access	CDBG; Land and Water; Art. 97		
Forest St. Conserva- tion	Evaluated 1995	very limited access	Art. 97		
Medford Boat Club			Art. 97	Boathouse	
Cooke's Hollow	Evaluated 1995	limited access	Art. 97		Bank stabilization project proposed in 2003
Ridge St. Conserva- tion	Evaluated 1995	very limited access	Art. 97		

Inventory of Open Space in Arlington and Its Uses
 (publicly held property)
 Compiled Fall 2000; Updated Fall 2002

Property (Public)	Now Zoned	Sq. ft./ Acres	Location	Map Locus	Manager/ Owner	Current Use	Condition
Woodside Lane Conservation	OS	25,305/ 0.6A	Woodside Lane	45	Conservation Comm./ Town of Arlington	Conservation	Good - undeveloped wooded open space
Hibbert St. Playground	OS	23,803/ 0.5A	Hibbert St.	46	Park and Rec. Comm./ Town of Arlington	Recreation	Good
U-Shaped Parcel	OS	23,602/ 0.5A	Brattle St.	47	Conservation Comm./ Town of Arlington	Conservation	Good - undeveloped open space
Cutter School Playground	OS	20,000/ 0.5A	School and Robbins Sts.	48	Park and Rec. Comm./ Town of Arlington	Recreation	Good
Monument Park	R1	19,502/ 0.4A	Mass. Ave./ Broadway	49	Park and Rec. Comm./ Town of Arlington	Historic	Good
Jefferson Cutter House and Whittemore Park	B3	13,300/ 0.3A	Whittemore Park, Mass. Ave.	50	ARB/Town of Arlington	Recreation/ Cultural/ Historic	Excellent
Uncle Sam Statue	B5	10,664/ 0.2A	Mass. Ave./ Mystic St.	51	Board of Selectmen/ Town of Arlington	Historic	Good- Excellent
Locke School Playground	OS	10,473/ 0.2A	Park Ave.	52	Town of Arlington	Recreation	Good
Symmes Hospital Site	H	Approx. 18A	Hospital Rd.	53	ARB	Mixed Use/ Open Space / Residential	Under Development

Inventory of Open Space in Arlington and Its Uses
 (publicly held property)
 Compiled Fall 2000; Updated Fall 2002

Property (Public)	ADA Self- Eval.	Reasonable Accom.	Protection (Grant, Art. 97,	Structures	Comments/Proposed Renovations
Woodside Lane Conserva- tion	Evaluated 1995	very limited access	Art. 97		
Hibbert St. Playground	Fall, 2002	parking, site access, path of travel	Land and Water Conservation Fund; Art. 97; CDBG		
U-Shaped Parcel	Evaluated 1995	very limited access	Art. 97		
Cutter School Playground	Fall, 2002	tot lot; parking, site access, path of travel	Art. 97		Adjoining condo's; private donation (Saturn of Medford) funds for playground equipment memorializing bicyclist Nicole Reinhart
Monument Park				Monument	Adjoining Central Fire Station
Jefferson Cutter House and Whitte- more Park			CDBG	Jefferson Cutter House	
Uncle Sam Statue				Monument	
Locke School Playground	Fall, 2002	parking, site access			Adjoining condominiums; playground renovations proposed for 2004
Symmes Hospital Site				Hospital/Medical Offices/ Office Structure	2002 Town acquisition; in planning stages for redevelopment; 50% of site to be public open space

Inventory of Open Space in Arlington and Its Uses

(Privately held property)

Compiled Fall 2000; Updated Spring 2002

Property (private)	Now Zoned	Sq. ft./ Acreage	Location	Map Locus	Manager/ Owner	Current Use
Winchester Country Club	R0	981,980/ 22.6 A	Mystic St.	A	Winchester Country Club	Recreation
Mugar Land	PUD	731,905/ 16.8 A	Concord Turnpike (Route 2)	B	Private	Private-Undeveloped
St. Paul's Cemetery	R1	649,891/ 14.9 A	Broadway, Mystic Valley Parkway	C	Roman Catholic Church - Archdiocese of Boston	Cemetery
Belmont Country Club	R1	487,523/ 11.2 A	Kent Lane	D	Belmont Country Club, Inc.	Recreation
Poets Corner	R1	282,255/ 6.5 A	Wollaston Ave. and Kipling Road	E	Roman Catholic Church - Archdiocese of Boston	Parking/ Wetland area
Orient St. to Summer St.	R2	180,002/ 4.1 A	Orient Ave.	F	Private	Private
Gas Co. open land	R1	100,188/ 2.3 A	Washington St.	G	Tenneco, Inc	Private
Arlington Catholic Field	R1	98,450/ 2.3 A	Summer St.	H	Roman Catholic Church - Archdiocese of Boston	Recreation
Elizabeth Island	R1	87,120/ 2.0 A	Spy Pond	I	Private	Undeveloped
Armenian Cultural Institute	R1	82,615/ 1.9 A	Mystic St.	J	Armenian Cultural Institute	Private/ Cultural
Kelwyn Manor Playground	R1	77,567/ 1.8 A	Spy Pond Pkwy.	K	Kelwyn Manor Association	Recreation
Knowles Farm	R1	54,233/ 1.2 A	Hemlock St.	L	Private	Historic/ Agricultural
Jason Russell House	R2	26,330/ 0.6 A	Mass. Ave./ Jason St.	M	Arlington Historical Society	Historical
Private Land	R2	12,503/ 0.3 A	Smith/ Hibbert Sts.	N	Private	Undeveloped
Prince Hall Cemetery	R1	9,491 / 0.2 A	Gardner St.	O	Masonic Grand Lodge, Corp.	Cemetery/ Historic

Brantwood Road R1 6,403 / 0.1A

Private

Undeveloped

Inventory of Open Space in Arlington and Its Uses
(Privately held property)
 Compiled Fall, 2000; Updated Fall, 2002

Property (private)	Condition	ADA Self Eval.	Reasonable Accommodation	Structures	Comments
Winchester Country Club	N/A			Clubhouse, Maintenance	
Mugar Land	N/A				Project in proposed commercial development stage
St. Paul's Cemetery	N/A			Chapel, Maintenance	
Belmont Country Club	N/A				
Poets Corner	N/A				Under consideration for residential development
Orient St. to Summer St.	N/A				
Gas Co. open land	N/A				
Arlington Catholic Field	N/A				
Elizabeth Island	N/A				
Armenian Cultural Institute	N/A			Meeting Center	
Kelwyn Manor Playground	N/A				
Knowles Farm	N/A				
Jason Russell House	N/A			House and Museum	
Private Land	N/A				
Prince Hall Cemetery	N/A				

Brantwood Road

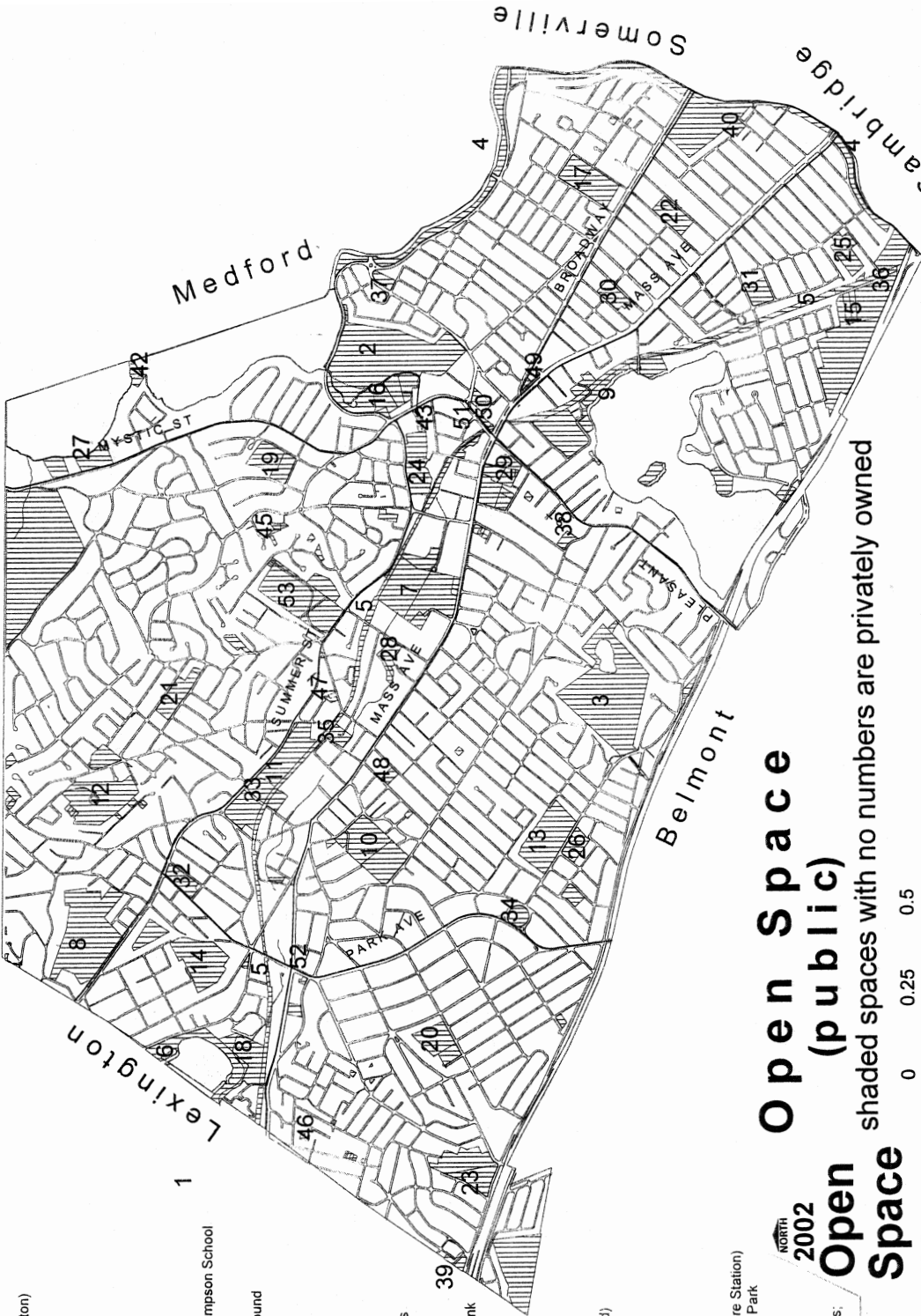
N/A

Conservation restriction

Town of Arlington Massachusetts

- Significant Sites**
1. Great Meadows (situated in Lexington)
 2. Mount Pleasant Cemetery
 3. Menotomy Rocks Park
 4. Alewife Brook & Mystic Lakes Reservation (MDC)
 5. Minuteman Bikeway
 6. Arlington Reservoir (located in Lexington)
 7. Arlington High School Campus
 8. Reed's Brook
 9. Spy Pond Parks
 10. Crusher Lot & Ottoson Middle School
 11. Summer St. Recreation Complex
 12. Turkey Hill
 13. Robbins Farm Playground and Park
 14. Mount Gilboa
 15. Thorndike Field
 16. Meadowbrook Park
 17. North Union St. Playground & the Thompson School
 18. Hurd Field (Reservoir Field)
 19. Bishop School Playground
 20. Dallin School & Florence Ave. Playground
 21. Stratton School
 22. Crosby School*
 23. Poet's Corner
 24. Buzzell Field
 25. Magnolia Street Playground
 26. Brackett School
 27. Window-On-The-Mystic
 28. Wellington Park Playground
 29. Whittemore Robbins House & grounds
 30. Gibbs Jr. High School*
 31. Hardy School
 32. Peirce School
 33. Veteran's Memorial (MDC) Skating Rink
 34. Park Circle Water Tower and grounds
 35. MWRA pumping station
 36. Thorndike Street (wetland)
 37. Parallel Playground
 38. Parmenter School*
 39. Mass. DPW at Route 2
 40. Teel St./Waldo Playground
 41. Forest St. Conservation Land (wetland)
 42. MDC-Medford Boat Club
 43. Cooke's Hollow Park
 44. Ridge St. Conservation Land
 45. Woodside Lane Conservation Land
 46. Hibbert Street Playground
 47. Brattle Street U-shaped parcel
 48. Cutter School Playground
 49. Monument Park (Broadway, next to Fire Station)
 50. Jefferson Cutter House & Whittemore Park
 51. Uncle Sam Statue
 52. Locke School Playground
 53. Symmes Hospital Property

*These schools are leased to private parties; the playground areas remain public.

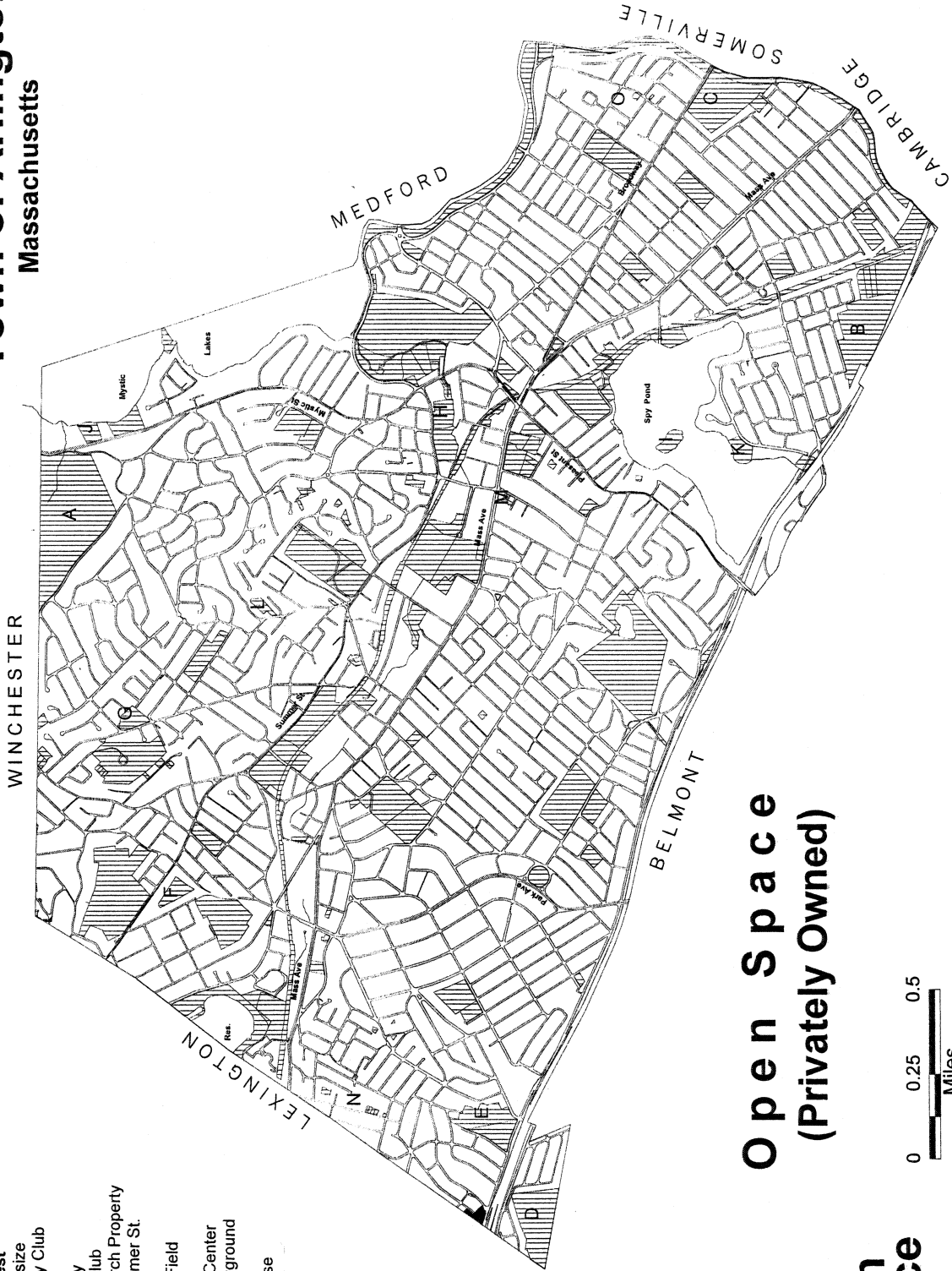


Open Space
(public)
shaded spaces with no numbers are privately owned

2002 Open Space Plan

Town of Arlington Massachusetts

- Lands of Open Space Interest**
Listed in order of decreasing size
- A. Winchester Country Club
 - B. Mugar Land
 - C. St. Paul's Cemetery
 - D. Belmont Country Club
 - E. Poet's Corner Church Property
 - F. Orient Ave. to Summer St
 - G. Gas Company
 - H. Arlington Catholic Field
 - I. Elizabeth Island
 - J. Armenian Cultural Center
 - K. Kelwyn Manor Playground
 - L. Knowles Farm
 - M. Jason Russell House



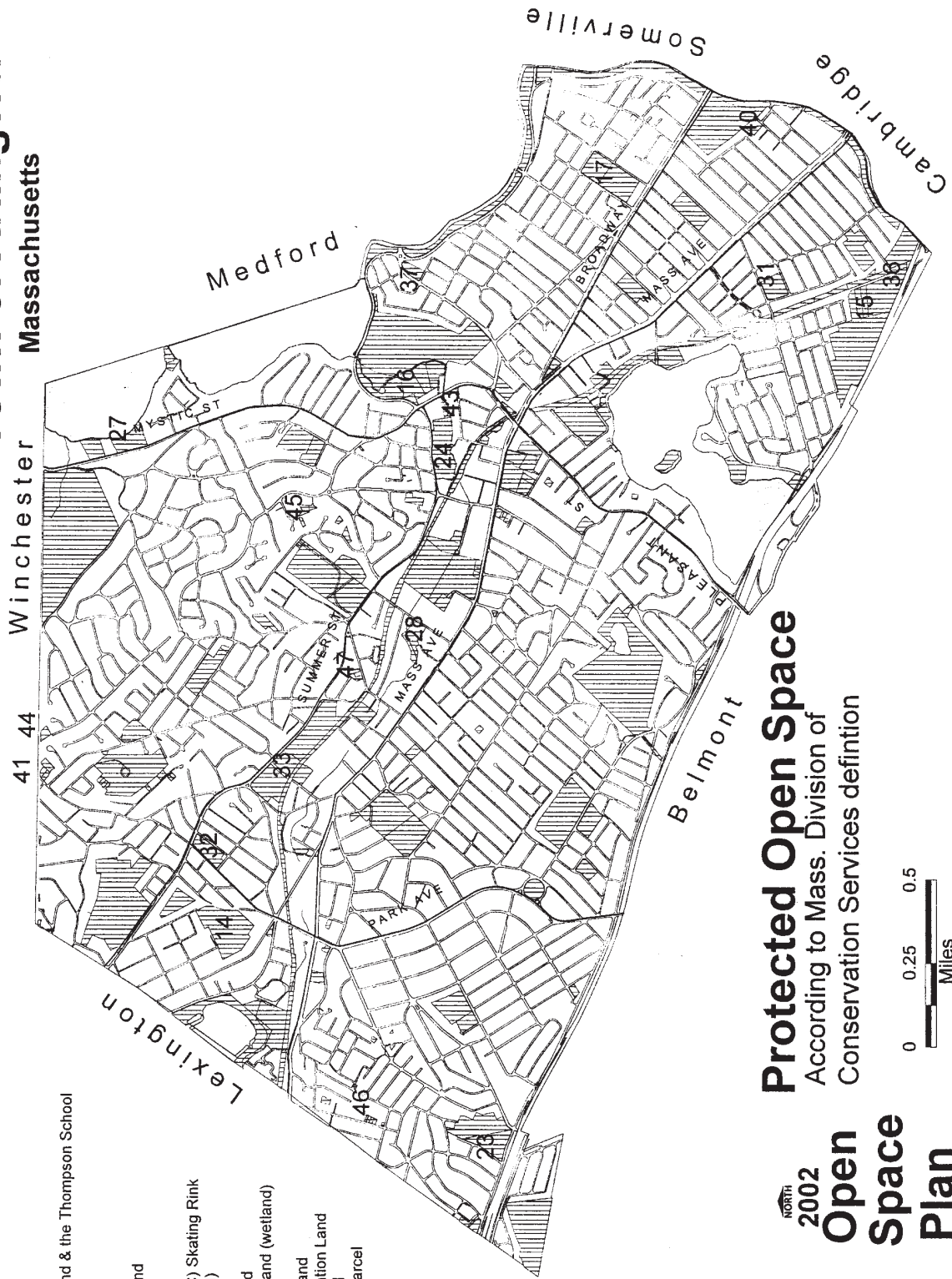
Open Space
(Privately Owned)

2002
Open Space Plan

Map 10

Town of Arlington Massachusetts

- Protected Open Space**
- 14. Mt. Gilboa
 - 15. Thorndike Field
 - 16. Meadowbrook Park
 - 17. North Union St. Playground & the Thompson School
 - 23. Poet's Corner
 - 24. Buzzell Field
 - 27. Window-On-The-Mystic
 - 28. Wellington Park Playground
 - 31. Hardy School
 - 32. Peirce School
 - 33. Veteran's Memorial (MDC) Skating Rink
 - 36. Thorndike Street (wetland)
 - 37. Parallel Playground
 - 40. Teel St./Waldo Playground
 - 41. Forest St. Conservation Land (wetland)
 - 43. Cooke' Hollow Park
 - 44. Ridge St. Conservation Land
 - 45. Woodside Lane Conservation Land
 - 46. Hibbert Street Playground
 - 47. Brattle Street U-shaped parcel



Protected Open Space

According to Mass. Division of
Conservation Services definition

2002 Open Space Plan

Map 11